BILL GARRETT, Davidson County
Trans:T20160036322 DEEDTRS
Recvd: 05/03/16 08:23 2 pgs
Fees:13.00 Taxes:530.01
20160503-0043092

RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296
WSC #1701-0125878-FC

Tennessee
Map # 173010117.00

Estate of Randy L Hobby
BANK OF AMERICA
4832498380729

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 21, 1997, and recorded in Book 10656 Page 699 in the Register's Office of Davidson County, Tennessee, Randy L. Hobby, a single man, conveyed to James R. Bellar, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in REGISTERS INSTRUMENT 20160328-0028739 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on April 28, 2016, at the Front Entrance of the Historic Davidson County Courthouse, One Public Square, Nashville, Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale BANK OF AMERICA, N.A., a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED FORTY THREE THOUSAND TWO HUNDRED FORTY FIVE AND 72/100'S DOLLARS; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by BANK OF AMERICA, N.A. of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said BANK OF AMERICA, N.A., its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

BEING LOT NO. 7, ON THE PLAN OF MONTE CARLO ESTATES, SECTION II-C, OF RECORD IN BOOK 5200, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

Randy L. Hobby, unmarried, (HIS/HER/THEIR) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Book 10656, Page 696, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto BANK OF AMERICA, N.A., its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on April 29, 2016 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee
Attorney, BPR #7816
Weiss Spicer Cash PLLC

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 29, 2016 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
256 Cedarmont Circle,
Nashville, TN 37211-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Bank of America, N.A.
C/O BAC TAX Services Corporation
P.O. Box 10211, SV-24
Van Nuys, CA 91410

Mortgagee: None

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,245.72 AS OF THIS 29th DAY OF April, 2016.

Monica Marsh
AFFIANT/SIGN/PRINT
Agent of Weiss Spicer Cash PLLC

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF April, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 08-01-2016

WSC #1701-125878-FC